

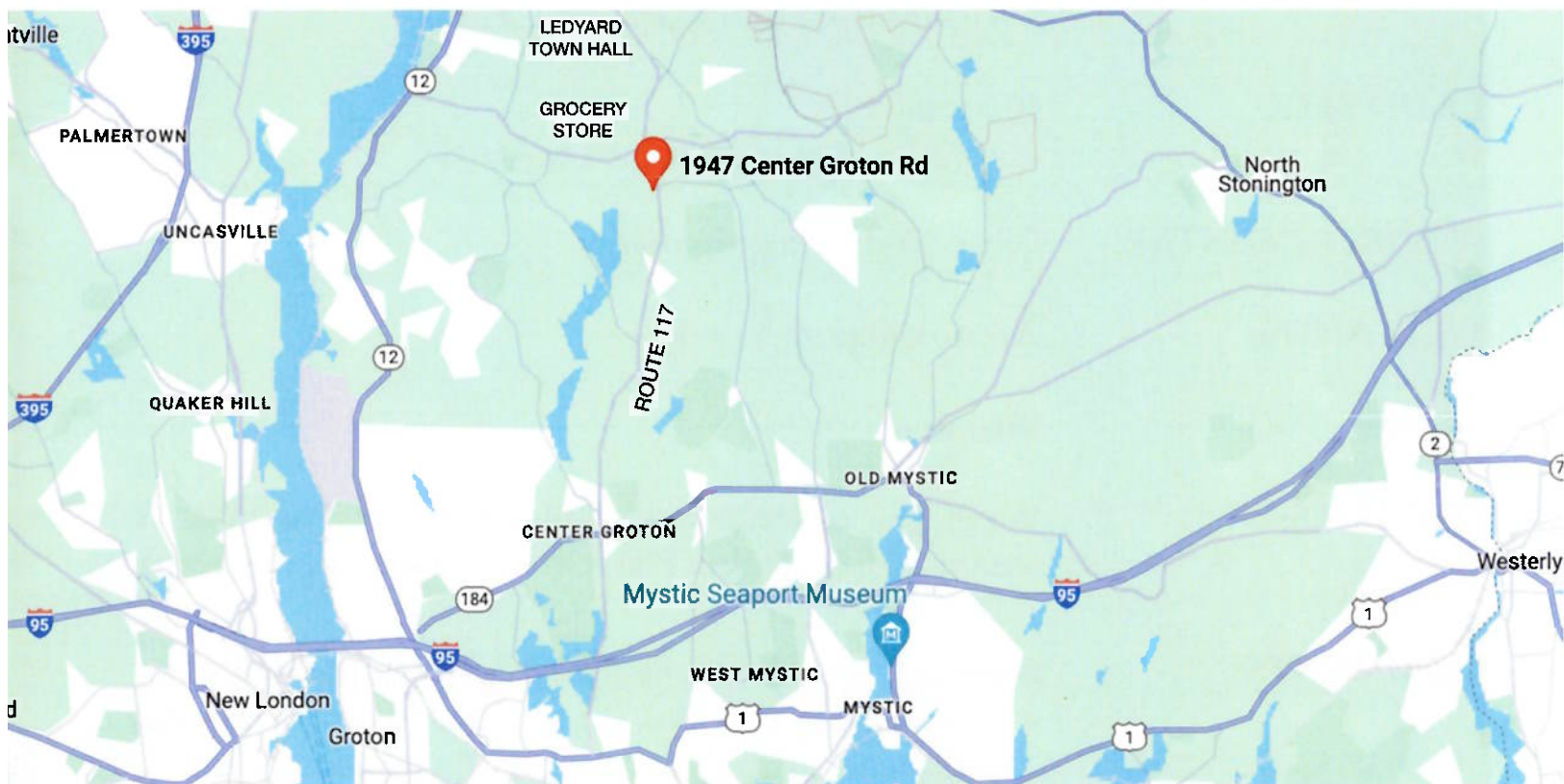
GEORGE J. SMITH & SON

Commercial & Investment Real Estate • Since 1886

APARTMENT DEVELOPMENT SITE LEDYARD, CONNECTICUT

1947 Center Groton Rd (A.K.A. Route 117)

10 Acres of Commercial Land Offered at \$1,500,000 USD in Ledyard, CT 06339



Exclusive Agent
DeForest W. Smith
CCIM, SIOR, GRI, CRB
President (Owner-Broker)

George J. Smith & Son
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203-870-4900
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Call the Experts ... (203) 870-4900

No representation at all is made to the reliability, accuracy, or completeness of the information furnished. No representation as to the environmental condition and/or the presence of hazardous waste on the property is made by either seller or broker. Buyer should retain independent professional advisors for verification of all data and conditions.

247 Broad Street • Milford, CT 06460

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LOCATION:	<ul style="list-style-type: none">• Commuter Rail<ul style="list-style-type: none">- Mystic 10 miles- New London 10 miles• 10 Miles (15 min. by car) to Electric Boat in Groton; currently hiring an additional 5,000 workers• 2 Miles from Foxwood Casino• 8 Miles from Mohegan Sun Casino
LAND SIZE:	10 acres <ul style="list-style-type: none">- 700ft of road frontage on Route 117
ENVIRONMENTAL:	Clean to state requirements.
WETLANDS:	Approximately $\frac{1}{4}$ acre.
ZONE:	Business
UTILITIES:	Water, gas, electricity available; By the end of 2024 sewers will be within 850 ft. (will require a pumpstation)
COMMENTS:	Electric Boat is currently hiring 5,000 employees who will need a place to live. (15 minutes by car to the site)

SALE PRICE: \$1,500,000

1947 CENTER GROTON ROAD